

# \$525,000 - 11741 Canfield Road Sw, Calgary

MLS® #A2217386

**\$525,000**

4 Bedroom, 2.00 Bathroom, 945 sqft

Residential on 0.07 Acres

Canyon Meadows, Calgary, Alberta

Welcome to this semi detached property, a fantastic opportunity in the heart of Canyon Meadows – one of Calgary’s most established and family-friendly communities! This half duplex sits directly across from a peaceful green space, giving you a beautiful front view and a great spot to unwind or walk the dog (off leash park, minutes away, too!).

The location couldn’t be more convenient. Enjoy quick access to Fish Creek Park, one of Canada’s largest urban parks, near Canyon Meadows Golf & Country Club, and just down the road from Canyon Meadows Aquatic & Fitness Centre. Walk to Anderson C-Train Station – perfect for commuters, close to Canyon Meadows Elementary School (Spanish Bilingual Program), minutes to Dr. E.P. Scarlett High School, with AP programs and athletic facilities.

This well-maintained property features 2 bedrooms on the main level and 2 additional bedrooms below, offering flexibility for families, guests, or home office space. The main floor boasts a thoughtfully designed layout, with the living and dining areas separated from the private bedroom area to provide both comfort and privacy.

Some upgrades were done over the years: a new roof in 2012, windows in 2011 and the exterior door, including the garage door, and the furnace 2012.



The south-facing backyard is ready for your gardening dreams – or build that double garage you’ve always wanted (subject to City of Calgary permits). Plus, you’re only minutes from Southcentre Mall, grocery stores, restaurants, and other essential services.

Commuting is a breeze with easy access to Anderson Road, Macleod Trail, and Stoney Trail, connecting you to all corners of the city.

Whether you're looking to invest or settle in, this home offers the perfect mix of lifestyle, location, and long-term value. Don't miss it!

Built in 1971

**Essential Information**

MLS® #	A2217386
Price	\$525,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	945
Acres	0.07
Year Built	1971
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

**Community Information**

Address	11741 Canfield Road Sw
Subdivision	Canyon Meadows
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2W 1J6

### Amenities

Parking Spaces 2

Parking Driveway, Garage Door Opener, On Street, Parking Pad, Single Garage Attached, Garage Faces Front

# of Garages 1

### Interior

Interior Features Laminate Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows

Appliances Dishwasher, Refrigerator, Stove(s), Window Coverings

Heating Forced Air, Hot Water, Humidity Control, Natural Gas

Cooling None

Has Basement Yes

Basement Finished, Full

### Exterior

Exterior Features Balcony

Lot Description Back Yard, Rectangular Lot

Roof Flat, Tar/Gravel

Construction Wood Frame, Aluminum Siding

Foundation Poured Concrete

### Additional Information

Date Listed May 9th, 2025

Zoning R-CG

### Listing Details

Listing Office Royal LePage Benchmark

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